072.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	804,400 / 804,400
					USE VALUE:	804,400 / 804,400
					ASSESSED:	804,400 / 804,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		SORENSON CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PINE ROBERT M & JEAN M/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	6 SORENSON COURT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PINE ROBERT/ETAL -
Owner 2:	PINE JEAN -
Street 1:	6 SORENSON COURT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,681 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 2844 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6681.000	370,100		434,300	804,400
Total Card	0.153	370,100		434,300	804,400
Total Parcel	0.153	370,100		434,300	804,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 282.84 | /Parcel: 282.8

Legal Description

User Acct 45436

GIS Ref

GIS Ref

Insp Date 09/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 072.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	370,100	0	6,681.	434,300	804,400	804,400	Year End Roll	12/18/2019
2019	101	FV	287,400	0	6,681.	403,300	690,700	690,700	Year End Roll	1/3/2019
2018	101	FV	287,400	0	6,681.	403,300	690,700	690,700	Year End Roll	12/20/2017
2017	101	FV	287,400	0	6,681.	353,600	641,000	641,000	Year End Roll	1/3/2017
2016	101	FV	287,400	0	6,681.	322,600	610,000	610,000	Year End	1/4/2016
2015	101	FV	268,600	0	6,681.	285,400	554,000	554,000	Year End Roll	12/11/2014
2014	101	FV	268,600	0	6,681.	269,900	538,500	538,500	Year End Roll	12/16/2013
2013	101	FV	268,600	0	6,681.	256,900	525,500	525,500		12/13/2012

!6061!

PRINT

Date	Time
12/10/20	20:52:31

LAST REV

Date	Time
10/02/18	11:42:42
apro	
6061	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PINE ROBERT/ETA	62113-584		6/27/2013	Convenience	1	No	No		
SISK ANNA M	29403-593		11/20/1998		250,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2013	1579	Re-Roof	8,000	C				
10/22/1999	712	Addition	55,000	C				DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	MEAS&NOTICE	PH	Patrick H
1/28/2014	Info Fm Prmt	EMK	Ellen K
4/1/2009	Measured	345	PATRIOT
5/17/2000	Entry Denied	276	PATRIOT
11/13/1999	Mailer Sent		
10/13/1999	Measured	256	PATRIOT
7/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45436
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6681		Sq. Ft.	Site		0	70.	0.93	12									434,302						434,300	

Total AC/HA: 0.15337 | Total SF/SM: 6681 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,302 | Spl Credit | Total: 434,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.13120985
Const Adj.:	1.00739920
Adj $ / SQ:	119.656
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414942
Depreciation:	44814
Depreciated Total:	370129

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

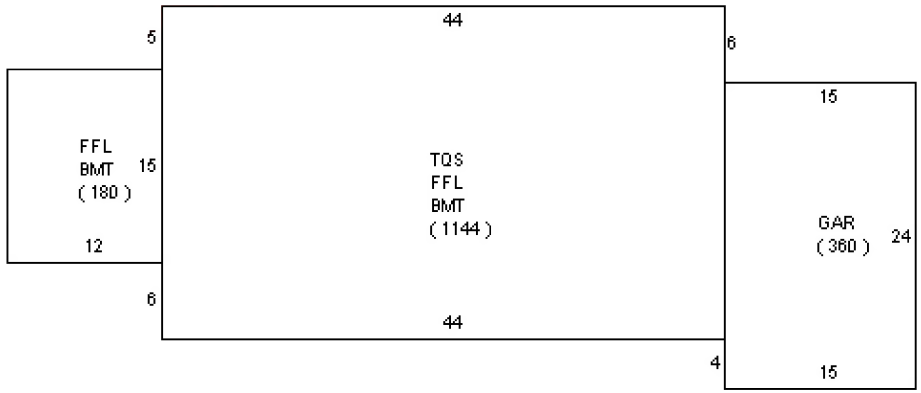
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	119.66
Special Features:	0	Val/Su Net:	95.73
Final Total:	370100	Val/Su SzAd	169.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,324	50.520	66,895
FFL	First Floor	1,324	119.660	158,424
TQS	3/4 Story	858	119.660	102,665
GAR	Garage	360	22.110	7,958
	Net Sketched Area:	3,866	Total:	335,942
Size Ad	2182	Gross Are	4152	FinArea 2844

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	